

**CITY OF BRIDGEPORT
INLAND WETLANDS AND WATERCOURSES
REGULAR MEETING
SEPTEMBER 30, 2013**

ATTENDANCE: Mel Riley, Chair; Barbara Freddino, Secretary; Reginald Walker, Robert Filotei, Jose Tiago, Tom Fedele, Scott Powley, Anne Pappas Phillips, Robert Morton (6:13 p.m.)

STAFF: William Minor, Land Use Director; Matthew Popp, Consultant, Atty. Ed Schmidt

CALL TO ORDER.

Mr. Riley called the meeting to order at 6:09 p.m.. He then listed the Commissioners seated.

Application 2013-04: By Antonio Teixeira & Guy DeMaio, Jr. for an Inland Wetlands Permit for a 5 lot re-subdivision on Down Street.

Mr. Popp came forward and said that he would review the changes to the plans on the revised site plan. He said that he would be giving an overview of his memo dated September 20, 2013. (See attached). He indicated on the site map where the 25 foot buffer was located.

Robert Morton joined the meeting at 6:13 p.m.

Mr. Powley asked if the 25 foot buffer would be riprap. Mr. Popp said that on the original map was not labeled. He said that an acceptable slope would be 3 to 1.

Mr. Guy DeMaio came forward and introduced the engineers who did the drainage system. Mr. DeMaio said that the City engineer was happy with permeable pavers and a raised catch basin. The catch basin is a Vortex type of unit. The City engineer had no preference if it is raised or flush with the ground. Mr. Popp said that there might be an issue with snow plows. Mr. DeMaio said that the pavers could be graded up to the six inch rim of the catch basin rim.

Ms. Freddino asked if the City Engineer had prepared a second report after the September 23rd meeting that Mr. DeMaio had with Mr. Urquidi. Ms. Freddino stated that she did not have any documents dated later than September 12th. Discussion followed.

Mr. Popp said that right now the trend is moving away from having underground retention systems to a different design such as a rain garden or retention basin. Due to the size of the lots and the topography, having a shallower underground vault will not be possible. One of the engineers said that if rain gardens are preferred, the rain garden can drain into the underground chamber.

Mr. Popp then expressed concern about the fact that the street would be 30 feet wide. Mr. DeMaio explained that the 30 foot wide street was a City standard.

Mr. Bill Kenney, a wetland scientist and landscape architect, came forward and explained that the riprap was for the lower border of the slope to slow down the velocity of the water coming down the slope. Mr. Popp said that he would prefer 3 to 1 slopes to prevent erosion.

The eastern lot was reduced in size. Mr. DeMaio said that the lot encroaches on the wetland area and if a residence is proposed, it would have to come before the Planning and Zoning Commission for a permit.

Mr. Walker said that the Engineer's comments should be in writing and reiterated the fact that the Commission members do not have copies of those comments. Mr. DeMaio said that he had spoken with Mr. Urquidi. Mr. Popp said that he did not have Mr. Urquidi's comments in writing. Discussion followed. Ms. Freddino said that the Commissioners had just received Mr. Popp's report and did not have the most recent Engineer's report.

Ms. Phillips pointed out that there was a City Engineer's report was labeled as Planning and Zoning rather than Inland Wetlands. Ms. Freddino said that the Engineer's report was dated September 20th rather than after September 23rd meeting. Ms. Freddino said that it was unfair to the applicant and to the Commission that Engineering Department did not issue a report in a timely manner.

**** MS. PHILLIPS MOVED TO CONTINUE TO THE NEXT OCTOBER INLAND WETLANDS MEETING IN ORDER FOR THE COMMISSION TO RECEIVE THE REQUIRED DOCUMENTS.**

**** MS. FREDDINO SECONDED.**

**** THE MOTION FAILED TO PASS WITH FIVE IN FAVOR, (FREDDINO, PHILLIPS, RILEY, WALKER, MORTON, AND FILOTEI) AND THREE OPPOSED. (TIAGO, FEDELE AND POWLEY).**

**** MR. TIAGO MOVED TO APPROVE APPLICATION 2013-04: BY ANTONIO TEIXEIRA & GUY DEMAIO, JR. FOR AN INLAND WETLANDS PERMIT FOR A 5 LOT RE-SUBDIVISION ON DOWN STREET**

**** MR. FEDELE SECONDED.**

Mr. Popp said that the developer was willing to move the road back two feet.

Ms. Phillips said that she felt that she could not vote on this without knowing the conditions and the situation was unfair to both the applicant and the Commissioners.

Ms. Denise Holley came forward and said that she was had been out of the state and lived at 46 Up street. She asked the Commission to explain the issue to her. Mr. Riley gave a brief overview

and said that the applicant was requesting to subdivide the property. Mr. DeMaio showed the resident where the property line was on the site map.

Mr. Joe Tatroe, of 7 Donovan street. came forward and said that he was worried about the elevations where the driveway was going meet the road. Mr. DeMaio came forward and explained how this would work. Mr. Riley reminded everyone that this hearing was about the subdivision, not about the driveways.

Mr. Tirian Gangora of 129 Valley Avenue, came forward and said that he would like to see where his property was in relationship to the proposed lots. Mr. Popp and Mr. DeMaio indicated where it was on the site map.

Mr. Riley closed the public hearing at 6:58 p.m.

Ms. Freddino said that since there were a number of property owners who had come forward to find out where their property was in relation to the property, along with the fact that the Engineering Department, the decision should be deferred.

Mr. Riley moved the question.

**** THE MOTION TO APPROVE APPLICATION 2013-04: BY ANTONIO TEIXEIRA & GUY DEMAIO, JR. FOR AN INLAND WETLANDS PERMIT FOR A 5 LOT RE-SUBDIVISION ON DOWN STREET PASSED WITH SEVEN IN FAVOR (FREDDINO, PHILLIPS, RILEY, WALKER, MORTON, POWLEY AND FILOTEI) AND TWO OPPOSED (FREDDINO AND PHILLIPS).**

MINUTES - August 26, 2013.

**** MR. WALKER MOVED THE MINUTES OF AUGUST 26, 2013.**

**** MS. PHILLIPS SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

ADJOURNMENT

**** COMMISSIONER PHILLIPS MOTIONED TO ADJOURN.**

**** COMMISSIONER FEDELE SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 7:02 p.m.

Respectfully submitted,

Sharon L. Soltes
Telesco Secretarial Services.

City of Bridgeport
Inland Wetlands and Watercourses
Regular Meeting
September 30, 2013